

THE  
C A S E  
O F

Sir JOHN BLUNT, Bart.



IR John contracted with John Ward of Hackney for the Purchase 15 July, 1720. of Two Estates for 50,000 l. viz. 30,000 l. for One in Wapping Stepney, lett by Lease to William Mason in 1717 for 500 Years, at 600 l. per Annum, free of Taxes: And 20,000 l. for the other Estate, lying in Greys-Inn Lane in Holbourn, likewise lett by another Lease to said Mason in 1717 for 500 Years, at 400 l. per Annum, free of Taxes.

The 50,000 l. was to be paid by 40,000 l. in Money, and the remaining 10,000 l. by 1000 l. South-Sea Stock at 1000 l. per Cent. which was the then Current Price.

Sir John having at the Time of the said Contract sold but little (if any) of his Stock, and being willing to take his own Time to sell it, to raise said Purchase Money, was not willing to agree to pay the same presently, which happened to suit well with Mr. Ward's Circumstances, with Respect particularly to the Wapping Estate, which was then in Mortgage to the Duke of Bucks for 14,000 l. and the Times for Payment not being expired, and the Duke and Ward not being on good Terms together, Ward was jealous the Duke would not take his Money before it was due, especially if he found it any Convenience or Advantage to Ward to pay it sooner, as it afterwards happened.

So that it was in said Contract agreed between Sir John and Ward, That Ward should have till Midsummer, 1721. to perfect the Conveyances: And that Sir John should pay him 20,000 l. Part of the Purchase Money, viz. 12,000 l. in Part for the Wapping Estate, and 8000 l. in Part for the Greys-Inn Lane Estate, on the First of November, 1720. And the Remainder of the Purchase Money for each Estate upon Executing the Conveyances thereof respectively.

Accordingly Sir John paid Ward the 20,000 l. and took a Receipt for it on 1 November, 1720. the Back of the Contract.

Sir John deposited in Mr. Crop's Hands in South-Sea Bonds and Exchequer 23 January, 1720. Bills 17,600 l. in Trust, towards securing the Remainder of the Purchase Money, And it was so expressed in the Receipt Mr. Crop gave Sir John for it.

The Conveyances for the Greys-Inn Lane Estate were executed, and Ward 22 March, 1720. was paid the Residue of the Purchase Money for that Estate by 5600 l. out of said Deposits in Mr. Crop's Hands, and by 2400 l. South Sea Bonds, and 400 l. South Sea Stock furnished by Sir John.

The Conveyances of the Wapping Estate were executed by Ward to Sir John, 13 June, 1721. and Ward was then paid out of said Deposits in Mr. Crop's Hands, and by South Sea Stock furnished by Sir John, all the Residue of the Purchase Money for that Estate, except 3500 l. which then remained due on said Mortgage to the Duke, and which his Executors refused to take and assign the Mortgage otherwise than subject to certain Articles, which Sir John's Council advised him not to accept: So the 3500 l. remained deposited in Mr. Crop's Hands, till the Duke's Executors could be brought to take it, and make a due Assignment of the Mortgage, discharged of the said Articles, which Ward covenanted to procure in a limited Time.

Ward having obtained a Decree in Chancery, to compell the Duke's Executors December, 1723. to take the 3500 l. and Interest, and to assign the Mortgage, discharged of the Articles: They assigned the same accordingly to Mr. Crop, by Direction of Ward, and then Mr. Crop paid them the 3500 l. and Interest out of said Deposits in his Hands.

Sir John, in his Inventory and subsequent Account, gave a particular Account of all these Transactions, and delivered up said Purchase Deeds, with his other Deeds and Writings, to the Trustees, pursuant to the Act of Parliament for that Purpose.

Sir



THE

CASE

OF

Sir JOHN BLUNT, Bart.